

033.0

0003

0015.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

482,700 / 482,700

USE VALUE:

482,700 / 482,700

ASSESSED:

482,700 / 482,700


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
55		SUNNYSIDE AVE, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: FUNK-GEDIES JEANNE M/ TRUSTEE	
Owner 2: FUNK-GEDIES REALTY TRUST	
Owner 3:	

Street 1: 55 SUNNYSIDE AVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

## PREVIOUS OWNER

Owner 1: FUNK-GEDIES JEANNE -	
Owner 2: -	

Street 1: 55 SUNNYSIDE AVE	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

## NARRATIVE DESCRIPTION

This parcel contains .096 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1947, having primarily Vinyl Exterior and 972 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4203		Sq. Ft.	Site		0	64.	1.30	3									349,499						349,500	

IN PROCESS APPRAISAL SUMMARY								Legal Description				User Acct	
Use Code								Land Size				Building Value	
101								Yard Items				Land Value	
4203.000								349,500				Total Value	
133,200								482,700					
Total Card								Entered Lot Size					
0.096								Total Parcel					
0.096								482,700					
Source: Market Adj Cost								Total Value per SQ unit /Card: 496.60				/Parcel: 496.60	
								Land Unit Type:					

PREVIOUS ASSESSMENT								Parcel ID			
Tax Yr								033.0-0003-0015.0			

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	133,200	0	4,203.	349,500	482,700		Year end	12/23/2021
2021	101	FV	133,200	0	4,203.	349,500	482,700		Year End Roll	12/10/2020
2020	101	FV	133,300	0	4,203.	349,500	482,800	482,800	Year End Roll	12/18/2019
2019	101	FV	107,600	0	4,203.	316,700	424,300	424,300	Year End Roll	1/3/2019
2018	101	FV	107,600	0	4,203.	300,300	407,900	407,900	Year End Roll	12/20/2017
2017	101	FV	107,600	0	4,203.	262,100	369,700	369,700	Year End Roll	1/3/2017
2016	101	FV	107,600	0	4,203.	223,900	331,500	331,500	Year End	1/4/2016
2015	101	FV	84,700	0	4,203.	207,500	292,200	292,200	Year End Roll	12/11/2014

SALES INFORMATION												TAX DISTRICT				PAT ACCT.			
Grantor												Sale Code				Sale Price			
FUNK-GEDIES JEA												Date				V Tst Verif			
56841-92												5/11/2011				1 No No			

BUILDING PERMITS												ACTIVITY INFORMATION							
Date												Result							
3/20/1998												By							
137												ENCLOSE FRONT LAND							
Porch																			

Sign:												VERIFICATION OF VISIT NOT DATA							
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																	
Type: 23 - Row House	1	Rating: Average		Full Bath: 1	A Bath:	Rating:		PDAS, COMMON WALL.																					
Sty Ht: 2 - 2 Story				3/4 Bath:		Rating:																							
(Liv) Units: 1	Total: 1			A 3QBth:		Rating:																							
Foundation: 1 - Concrete				1/2 Bath:		Rating:																							
Frame: 1 - Wood				A HBth:		Rating:																							
Prime Wall: 4 - Vinyl				OthrFix:		Rating:																							
Sec Wall: 4 - Vinyl	10 %																												
Roof Struct: 1 - Gable																													
Roof Cover: 1 - Asphalt Shgl																													
Color: WHITE																													
View / Desir:																													
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>																					
Grade: C - Average				Kits: 1		Rating: Average		1st Res Grid	Desc: Line 1	# Units 1																			
Year Blt: 1947	Eff Yr Blt:			A Kits:		Rating:		Level	FY LR DR D K FR RR BR FB HB L O																				
Alt LUC:	Alt %:			Frl:		Rating:		Other																					
Jurisdct:	Fact: .			WSFlue:		Rating:		Upper																					
Const Mod:								Lvl 2																					
Lump Sum Adj:								Lvl 1																					
<b>INTERIOR INFORMATION</b>				<b>CONDO INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>																	
Avg Ht/FL: STD				Location:				Exterior:	No Unit	RMS	BRS	FL																	
Prim Int Wal 2 - Plaster				Total Units:				Interior:	1	5	2																		
Sec Int Wall:	%			Floor:				Additions:																					
Partition: T - Typical				% Own:				Kitchen:																					
Prim Floors: 3 - Hardwood				Name:				Baths:																					
Sec Floors:	%							Plumbing:																					
Bsmnt Flr: 12 - Concrete								Electric:																					
Subfloor:								Heating:																					
Bsmnt Gar:								General:																					
Electric: 3 - Typical																													
Insulation: 2 - Typical																													
Int vs Ext: S																													
Heat Fuel: 1 - Oil																													
Heat Type: 1 - Forced H/Air																													
# Heat Sys: 1																													
% Heated: 100	% AC:																												
Solar HW: NO	Central Vac: NO																												
% Com Wal 25	% Sprinkled																												
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:																	
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 033.0-0003-0015.0										<b>IMAGE</b>															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value												
More: N	Total Yard Items:									Total Special Features:								Total:											